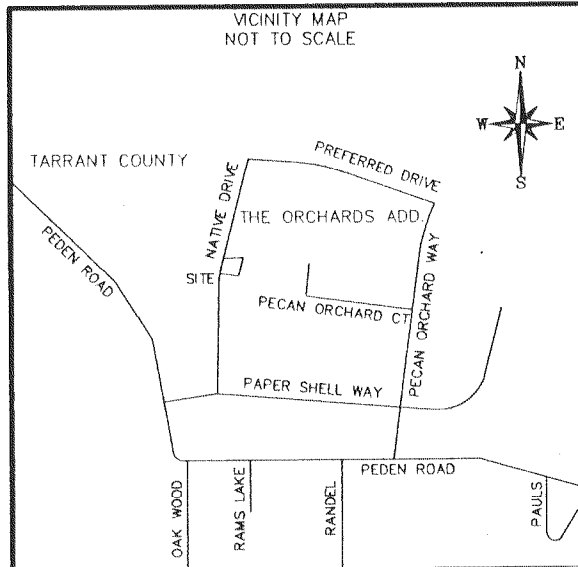


101973



LEGEND:
○ (IR) - IRON ROD FOUND
● (RS) - IRON ROD SET
○ (CIR) - CAPPED IRON ROD
△ (C.M.) - CONTROL MONUMENT
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
B.L. - BUILDING LINE

THE SOLE PURPOSE OF THIS AMENDING PLAT IS TO REMOVE THE COMMON LOT LINE BETWEEN LOT 13 AND LOT 14, BLOCK B, THE ORCHARDS.
THIS PLAT SUBJECT TO RESTRICTIONS:
COUNTY CLERK'S FILE NO. D206141684, OPRCT
THIS PLAT SUBJECT TO THE BLANKET EASEMENT TO TARRANT COUNTY REGIONAL WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE RECORDED IN VOL. 1386, PG. 106, DRCT

THIS PROPERTY DOES LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

NOTES:
CONSTRUCTION PROHIBITED OVER EASEMENTS:
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENTS OF ANY TYPE.

A FLOODPLAIN PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS PRIOR TO ANY FILLING OR GRADING IN ANY AREA OF FLOOD HAZARD.

FLOODPLAIN/DRAINAGEWAY MAINTENANCE
THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

FLOODPLAIN RESTRICTION
IN THE ETJ, NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE PROPER AUTHORITY. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE PROPER AUTHORITY, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100 YEAR FLOOD ELEVATION.

FLOOD NOTE:
THIS LOT DOES NOT APPEAR TO LIE WITHIN THE 100-YEAR FLOOD HAZARD ZONE, ZONE A, ACCORDING TO THE FIRM, PANEL NO. 48439C0130 H, DATED 8/2/1995. THIS LOT DOES APPEAR TO LIE PARTIALLY IN CLEAR ZONE X AND SHADED ZONE X. THIS IS AN ESTIMATE BASED ON SAID MAP. LOCAL DRAINAGE WAS NOT INVESTIGATED.

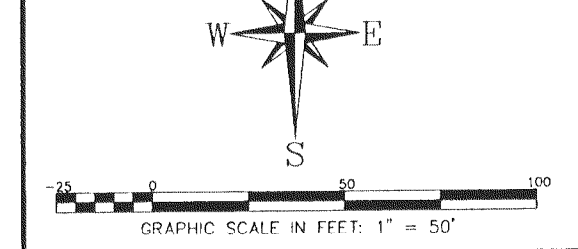
UTILITY EASEMENTS
ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

SITE DRAINAGE STUDY
A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

PRIVATE MAINTENANCE NOTE:
TARRANT COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES OR LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS.

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES OR LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS.

AN ACCESS PERMIT SHALL BE OBTAINED FROM TARRANT COUNTY PRIOR TO CONSTRUCTING DRIVEWAYS AND ENTRANCES ONTO ANY OF THE STREETS SHOWN ON THIS PLAT.

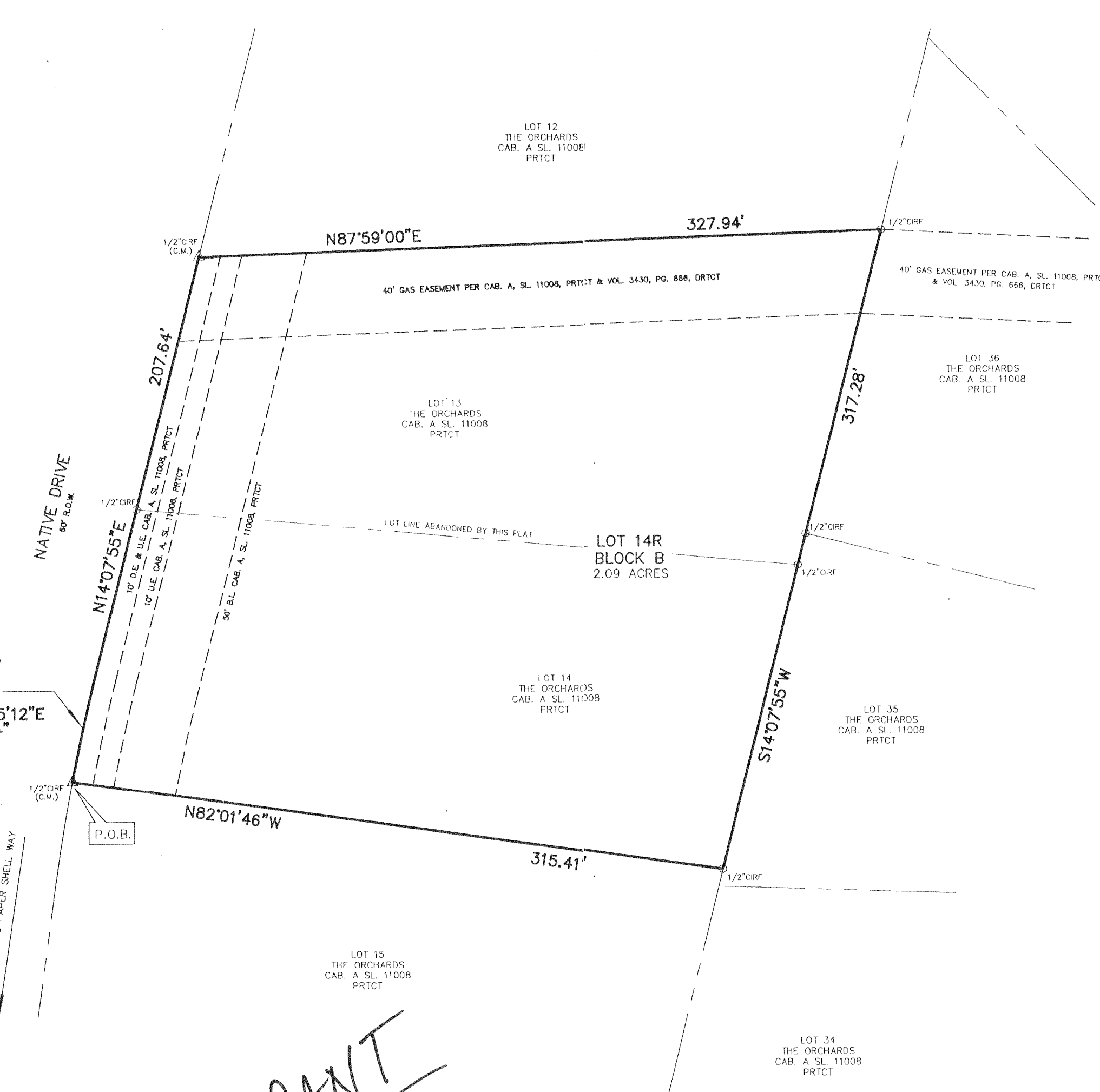
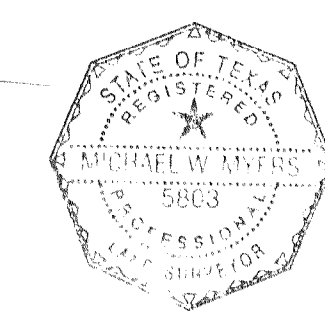


R=970.00'
L=52.31'
CL=52.30'
CB=N12°35'12"E
Δ=3°05'24"

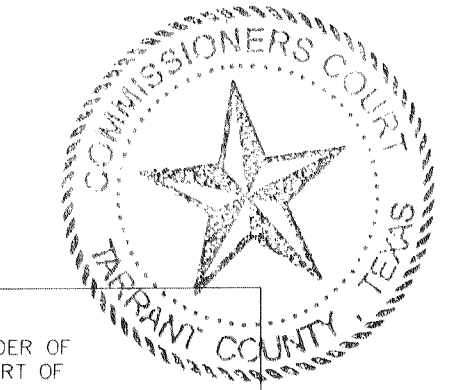
761 +/- FEET TO PAPER SHELL WAY

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:
I, Michael W. Myers, Registered Professional Land Surveyor, of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey made on the ground in JULY 2009, and that all corner monuments shown thereon were either found or set by me or under my personal direction and supervision, in accordance with the Subdivision Regulations of the City of Fort Worth, Tarrant County, Texas.

Michael W. Myers, R.P.L.S.
Texas Registration No. 5803



TARRANT
County



101973
AUTHORIZED BY ORDER OF
COMMISSIONERS COURT OF
TARRANT COUNTY, TEXAS
THIS THE 4TH DAY OF MAY, 2010
By: Mary Thompson, Deputy
COUNTY CLERK
By: DEPUTY

DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT:

WHEREAS, Jedd Williams and spouse, Rebecca Williams are the owners of all those certain tracts of land described in deed recorded in County Clerk's File No. D207228366 and D209197539, Official Public Records, Tarrant County, Texas and further being known as Lot 13 and Lot 14, Block B, The Orchards, an Addition in Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 11008 of the Plat Records of Tarrant County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2 inch capped iron rod found in the easterly line of Native Drive, a 60 foot right-of-way for the northwest corner of Lot 15 in said Addition and the southwest corner of said Lot 14, and being in a curve to the right having a radius of 970.00 feet and a central angle of 03 deg. 05 min. 24 sec.;

THENCE along said curve and the easterly line of said Native Drive and the westerly line of said Lot 14 an arc distance of 52.30 feet to a point for the end of said curve, said curve having a long chord of North 12 deg. 35 min. 12 sec. East 52.30 feet;

THENCE North 14 deg. 07 min. 55 sec. East continuing along the easterly line of said Native Drive and the westerly line of said Lot 14, pass at 82.39 feet a 1/2 inch capped iron rod found for the northwest corner of said Lot 14 and the southwest corner of said Lot 13 and continuing in all a total distance of 207.64 feet to a 1/2 inch capped iron rod found for the northwest corner of said Lot 13 and the southwest corner of Lot 12 in said Addition;

THENCE North 87 deg. 59 min. 00 sec. East along the common line of said Lot 13 and said Lot 12 a distance of 327.94 feet to a 1/2 inch capped iron rod found in the westerly line of Lot 36 in said Addition for the northeast corner of said Lot 13;

THENCE South 14 deg. 07 min. 55 sec. West along the common line of said Lot 13 and said Lot 36 to and along the common line of said Lot 13 and Lot 35 in said Addition pass at 166.65 feet a 1/2 inch capped iron rod found for the southeast corner of said Lot 13 and the northeast corner of said Lot 14 and continuing along the common line of said Lot 14 and said Lot 35 a total distance of 317.28 feet to a 1/2 inch capped iron rod found for the southeast corner of said Lot 14 and the northeast corner of said Lot 15;

THENCE North 82 deg. 01 min. 46 sec. West along the common line of said Lot 14 and said Lot 15 a distance of 315.41 feet to the POINT OF BEGINNING and containing 2.09 acres of land.

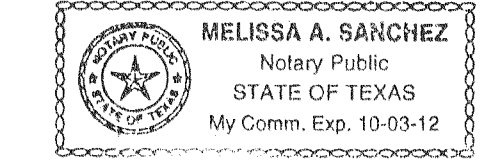
Do Hereby dedicate same to be known as Lot 14R, Block B, The Orchards, an Addition in Tarrant County, Texas and dedicate to the public the easements as shown on the plat.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth, Tarrant County, Texas.

WITNESS, my hand, this 17th Day of March, 2010
By: Jedd Williams (OWNER)
Rebecca Williams (OWNER)

STATE OF TEXAS:
COUNTY OF TARRANT:
Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared JEDD WILLIAMS and REBECCA WILLIAMS, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this 17th day of March, 2010
Melissa A. Sanchez
Notary Public in and for the State of Texas
My Commission Expires On: 10/3/12



FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL.
Plat Approval Date: 3-25-10
By: Robert Edmond, J. CHAIRMAN
By: Dana Bughoff, SECRETARY

FINAL PLAT
OF
LOT 14R, BLOCK B
THE ORCHARDS

BEING ALL OF LOT 13 AND LOT 14, BLOCK B, THE ORCHARDS, AN ADDITION IN TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 11008 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

OWNER:
JEDD WILLIAMS AND SPOUSE, REBECCA WILLIAMS
4655 E HWY 377
GRANBURY, TX 76049
PH 882-936-2701
FX 882-936-2702
SURVEYOR:
MYERS LAND SURVEYING
4655 E HWY 377
GRANBURY, TX 76049
PH 882-936-2701
FX 882-936-2702
REF. CASE NO. FS-0009-198
PREPARED PLAT: AUGUST 2009
FILE NO: LOT 14R BLOCK B THE ORCHARDS.DWG